

**SPENCER CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

JULY 10, 2025

AGENDA PACKAGE



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

Spencer Creek Community Development District

Board of Supervisors

Kelly Evans, Chairman
Carlos De La Ossa, Vice Chairperson
Lori Campagna, Assistant Secretary
Ben Gainer, Assistant Secretary
Nick Dister, Assistant Secretary

District Staff

Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, July 10, 2025 at 2:00 p.m.

The Regular Meeting of the **Spencer Creek Community Development District** will be held **July 10, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 263 935 216 491 **Passcode:** Sd7Lo6KB

Dial-in by phone +1 646-838-1601 **Pin:** 151 133 964#

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

A. Consideration of Resolution 2025-05; Re-Designation of Officers

4. CONSENT AGENDA

A. Approval of Minutes of June 05, 2025, Regular Meeting

B. Consideration of Operation and Maintenance May 2025

C. Acceptance of the Financials and Approval of the Check Register for May 2025

D. Ratification of Steadfast Proposal #EST-SCA1750

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Field Inspections Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

RESOLUTION 2025-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE OFFICERS OF
THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Spencer Creek Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously designated the Officers of the District; and

WHEREAS, the Board now desires to re-designate certain Officers.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. Kelly Evans is appointed Chairman.
 Carlos de la Ossa is appointed Vice Chairman.
 Brian Lamb is appointed Secretary.
 Leah Popelka is appointed Treasurer.
 Jayna Cooper is appointed Assistant Secretary.
 Ben Gainer is appointed Assistant Secretary.
 Nicholas Dister is appointed Assistant Secretary.
 Lori Campagna is appointed Assistant Secretary.

Section 2. All prior designations which are inconsistent with the designations herein are forthwith rescinded.

Section 2. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED THIS 10TH DAY OF JULY 2025.

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

**MINUTES OF MEETING
SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Spencer Creek Community Development District was held on Thursday, June 5, 2025, and called to order at 2:24 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Kelly Evans	Chairperson
Carlos de la Ossa	Vice Chairperson
Nicholas Dister	Assistant Secretary <i>(via phone)</i>
Lori Campagna	Assistant Secretary
Ben Gainer	Assistant Secretary

Also present were:

Michael Perez	District Manager
Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Tyson Waag	District Engineer <i>(via phone)</i>
Tabitha Vega	On-Site Manager <i>(via phone)</i>

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Perez called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of Action Security Proposal – Key Fobs

Mr. Perez informed the Board that the \$150 per month cost is due to the current provider being unable to maintain the present system also, this is the only provider researched that is not requiring to change out/upgrade the system. The Board requested staff to look into it further with the installer.

On MOTION by Ms. Campagna seconded by Mr. de la Ossa, with all in favor, to allow staff outside of a meeting, to assist Mr. de la Ossa with research for alternate options, was approved. 5-0

B. Consideration of Resolution 2025-03; Authorizing Spending Authority for District Manager and Chair of the Board

On MOTION by Ms. Campagna seconded by Ms. Evans, with all in favor, Resolution 2025-03; Authorizing Spending Authority for District Manager at \$5,000, Chairperson at \$10,000, and \$15,000 for emergency expenses, as agreed was adopted. 5-0

C. Consideration of Resolution 2025-04; Approving Proposed Budget and Setting Public Hearing

Mr. Perez advised the Board that for this budget Management has worked directly with the Mr. de la Ossa, District Staff, and vendors along with trends at the District to set an accurate O&M amount for the fiscal year of \$489,807. Mr. Perez to confirm amount of lots to be assessed.

On MOTION by Ms. Evans seconded by Mr. de la Ossa, with all in favor, Resolution 2025-04; Approving Proposed Budget including O&M budget high mark of \$489,807 and Setting Public Hearing for Thursday August 7, 2025 at 2:00 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, was adopted. 5-0

D. Ratification of Pool Monitor Services Agreement

Mr. Perez mentioned the dates of May 31, 2025 through August 10, 2025 for services actually began May 24, 2025.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Pool Monitor Services Agreement with *The Pool Attendant Company*, was ratified. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of May 1, 2025, Regular Meeting

B. Consideration of Operation and Maintenance April 2025

C. Acceptance of the Financials and Approval of the Check Register for April 2025

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Consent Agenda was approved. 5-0

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

There being no reports, the next item followed.

i. Field Inspections Report

Mr. Young presented the Field Inspections Report, a copy of which was included in the agenda package. Mr. Perez informed Mr. Young of item 6, misspoke. He will also ensure it is disposed as vendor will. Discussion ensued and items to be remedied immediately.

SIXTH ORDER OF BUSINESS**Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Gainer, with all in favor the meeting was adjourned at 2:52 pm. 5-0

Michael Perez
District Manager

Kelly Evans
Chairperson

SPENCER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
CHARTER COMMUNICATIONS ACH	5/9/2025	2472565050925	\$179.98	\$179.98	5/9 - 6/8/2025 Internet
INFRAMARK LLC	5/2/2025	149003	\$1,000.00		May 2025 MANAGEMENT FEE
INFRAMARK LLC	5/2/2025	149003	\$350.00		May 2025 MANAGEMENT FEE
INFRAMARK LLC	5/2/2025	149003	\$2,500.00		May 2025 MANAGEMENT FEE
INFRAMARK LLC	5/2/2025	149003	\$1,000.00		May 2025 MANAGEMENT FEE
INFRAMARK LLC	5/2/2025	149003	\$125.00	\$4,975.00	May 2025 MANAGEMENT FEE
SITEX AQUATICS	5/1/2025	10023-B	\$765.00	\$765.00	pond maint May 2025
SITEX AQUATICS	4/1/2025	9914-B	\$765.00	\$765.00	SERVICE April 2025
STEADFAST CONTRACTORS ALIANCE	5/1/2025	SA-11758	\$7,534.90	\$7,534.90	LANDSCAPE SERVICES May 2025
SUNCOAST POOL SERVICE	5/2/2025	11105	\$970.00	\$970.00	pool service May 2025
Monthly Contract Subtotal			\$15,189.88	\$15,189.88	
Variable Contract					
STRALEY ROBIN VERICKER	5/6/2025	26462	\$1,852.50	\$1,852.50	district counsel April 2025
Variable Contract Subtotal			\$1,852.50	\$1,852.50	
Utilities					
BOCC ACH	4/29/2025	042925 6437	\$1,453.50	\$1,453.50	WATER 3/27 - 4/28/2025
TECO ACH	5/2/2025	050225 211025808083	\$69.54	\$69.54	electric 3/28 - 4/28/2025
TECO ACH	5/2/2025	050225 221008759930	\$20.68	\$20.68	electric 3/28 - 4/28/2025
TECO ACH	5/2/2025	050225 221008452437	\$4,773.38	\$4,773.38	ELECTRIC 3/28 - 4/28/2025
TECO ACH	5/2/2025	050225 221008459922	\$20.68	\$20.68	ELECTRIC 3/28 - /28/2025
TECO ACH	5/2/2025	052325 221009259039	\$20.68	\$20.68	ELECTRIC 3/28 - 4/28/2025
TECO ACH	5/2/2025	050225 221008474837	\$848.51	\$848.51	electric 3/28 - 4/28/2025
Utilities Subtotal			\$7,206.97	\$7,206.97	
Regular Services					
BENJAMIN D. GAINER	5/1/2025	BG-050125	\$200.00	\$200.00	BOARD 5/1/25
CARLOS DE LA OSSA	5/1/2025	CO-050125	\$200.00	\$200.00	BOARD 5/1/25

SPENCER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
FLORIDA DEPARTMENT OF HEALTH	5/5/2025	29-BID-7840993	\$275.00	\$275.00	POOL PERMIT
KELLY ANN EVANS	5/1/2025	KE-050125	\$200.00	\$200.00	BOARD 5/1/25
LORI A CAMPAGNA	5/1/2025	LC-050125	\$200.00	\$200.00	BOARD 5/1/25
NICHOLAS J. DISTER	5/1/2025	ND-050125	\$200.00	\$200.00	BOARD 5/1/25
U. S. BANK	4/25/2025	7728084	\$4,256.13	\$4,256.13	TRUSTEE FEES 04/01/25-03/31/26
Regular Services Subtotal			\$5,531.13	\$5,531.13	
Additional Services					
FIELDS CONSULTING GROUP, INC.	5/11/2025	3559	\$2,475.00	\$2,475.00	signs repairs and replacement from storm
PIPER FIRE PROTECTION	4/23/2025	118533	\$95.32	\$95.32	extinguisher inspection
PIPER FIRE PROTECTION	4/23/2025	118500	\$60.71	\$60.71	emergency light inspection
SPENCER CREEK CDD	5/7/2025	05072025 - 723	\$2,712.76	\$2,712.76	SERIES 2019 FY25 TAX DIST ID 723
STEADFAST CONTRACTORS ALIANCE	5/1/2025	SA-11793	\$783.58	\$783.58	irrigation repairs April 2025
STEADFAST CONTRACTORS ALIANCE	5/1/2025	053125	\$783.58	\$783.58	irrigation repairs
Additional Services Subtotal			\$6,910.95	\$6,910.95	
TOTAL			\$36,691.43	\$36,691.43	

May 9, 2025

Invoice Number: 2472565050925
Account Number: 8337 12 028 2472565
Security Code: 8435
Service At: 1643 FRED IVES ST
RUSKIN FL 33570-5745

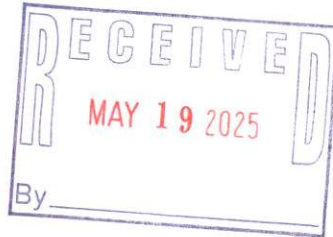
Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

Summary Service from 05/09/25 through 06/08/25
details on following pages

Previous Balance	179.98
Payments Received -Thank You!	-179.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	149.99
Spectrum Business™ Voice	29.99
Other Charges	0.00
Current Charges	\$179.98
YOUR AUTO PAY WILL BE PROCESSED 05/26/25	
Total Due by Auto Pay	\$179.98



Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 09 05102025 NNNNNNNN 01 001014 0004

SPENCER CREEK CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



833712028247256500179986

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Your Business Internet now has faster speeds.

As part of our commitment to delivering the best services at the best value, **we have upgraded your Internet speed to 750 Mbps at no additional cost.** Your upgrade is effective immediately; there's nothing for you to do but enjoy the faster speeds. It's our way of saying thank you to our loyal customers.

Spectrum Store Hours. To better serve our customers, effective Sunday, 04/06/25, the Spectrum Store located at 12970 S US Hwy 301 Ste 105, Riverview, FL 33579 will expand Sunday hours from 12pm - 5pm to 12pm - 7pm. Visit Spectrum.com/stores for more details.

Call 1-866-738-0242 and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Stream the entertainment your customers love with TV Stream! Call 1-844-939-0524 today.



May 9, 2025

SPENCER CREEK CDD

Invoice Number: 2472565050925
Account Number: 8337 12 028 2472565
Service At: 1643 FRED IVES ST
RUSKIN FL 33570-5745

Total Due by Auto Pay**\$179.98**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186





Invoice Number: 2472565050925
 Account Number: 8337 12 028 2472565
 Security Code: 8435

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 NO RP 09 05102025 NNNNNNNN 01 001014 0004

Charge Details

Previous Balance		179.98
EFT Payment	04/26	-179.98
Remaining Balance		\$0.00

Payments received after 05/09/25 will appear on your next bill.

Service from 05/09/25 through 06/08/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-80.01

Your promotional price will expire on 12/08/25

Business WiFi	10.00
	\$149.99

Spectrum Business™ Internet Total \$149.99

Spectrum Business™ Voice**Phone number (813) 331-3528**

Spectrum Business Voice	50.00
Promotional Discount	-20.01

Your promotional price will expire on 12/08/25

Voice Mail	0.00
	\$29.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$29.99

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges \$179.98

Total Due by Auto Pay \$179.98

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



For questions or concerns, please call **1-866-519-1263**.





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

149003

DATE

5/2/2025

CUSTOMER ID

C2312

NET TERMS

Net 30

PO#**DUE DATE**

6/1/2025

BILL TO

Spencer Creek CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Dissemination Services	1	Ea	350.00		350.00
District Management	1	Ea	2,500.00		2,500.00
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					4,975.00

Subtotal \$4,975.00

Tax \$0.00

Total Due \$4,975.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to
Spencer Creek CDD
2005 Pan Am Circle suite 300
Tampa, FL 33607

Ship to
Spencer Creek CDD
2005 Pan Am Circle suite 300
Tampa, FL 33607

Invoice details

Invoice no.: 10023-B
Terms: Net 30
Invoice date: 05/01/2025
Due date: 05/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Waterway Maintenance- 13 Ponds	1	\$765.00	\$765.00
					Total	\$765.00

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to

Spencer Creek CDD
2005 Pan Am Circle suite 300
Tampa, FL 33607

Ship to

Spencer Creek CDD
2005 Pan Am Circle suite 300
Tampa, FL 33607

Invoice details

Invoice no.: 9914-B
Terms: Net 30
Invoice date: 04/01/2025
Due date: 05/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Waterway Maintenance- 13 Ponds	1	\$765.00	\$765.00

Total **\$765.00**

Overdue 05/01/2025

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
5/2/2025	11105

Bill To
Spencer Creek CDD 1502 Tiger Tooth Ruskin, FL 33570

P.O. No.	Terms	Project
May 2025	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	970.00	970.00

Thank you for your business.

Phone #
(727) 271-1395

Total	\$970.00
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Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Spencer Creek CDD
Inframark
2005 Pan Am Ste. 300
Tampa, FL 33607

May 06, 2025

Client: 001511

Matter: 000001

Invoice #: 26462

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
4/2/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
4/2/2025	KCH	REVIEW AGENDA PACKAGE.	0.2	\$65.00
4/3/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$225.00
4/3/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; REVIEW AND REVISE FORM FOOD TRUCK AGREEMENT; DISCUSS SAME FOOD TRUCK AGREEMENT AND VENDOR REQUIREMENTS WITH B.CHAPMAN.	0.7	\$227.50
4/4/2025	AM	PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	\$105.00
4/4/2025	KCH	PREPARE SERVICES AGREEMENT FOR ADA CHAIR LIFT PURCHASE AND INSTALLATION.	0.6	\$195.00
4/10/2025	AM	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET.	1.8	\$315.00
4/24/2025	KCH	REVIEW AGENDA PACKAGE; REVIEW PROPOSAL FROM BLUE LIFE POOL.	0.4	\$130.00
4/28/2025	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.8	\$300.00
4/30/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
4/30/2025	KCH	REVIEW AGENDA PACKAGE.	0.2	\$65.00
Total Professional Services			6.5	\$1,852.50

May 06, 2025
Client: 001511
Matter: 000001
Invoice #: 26462

Page: 2

Total Services	\$1,852.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,852.50
Previous Balance		\$1,472.50
Less Payments		(\$1,472.50)
PAY THIS AMOUNT		\$1,852.50

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT	2374746437	04/29/2025	05/20/2025

Service Address: 1643 FRED IVES ST

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
11361547	03/27/2025	6000	04/28/2025	6934	93400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$282.07
Water Base Charge	\$20.91
Water Usage Charge	\$484.92
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$608.97

Summary of Account Charges

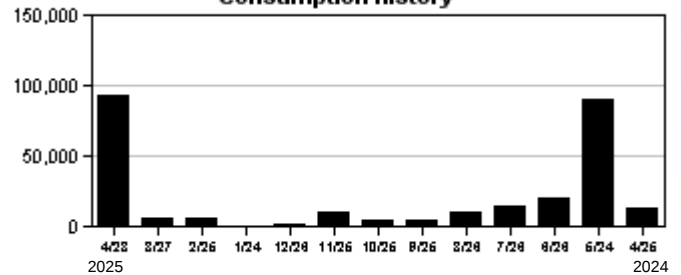
Previous Balance	\$131.44
Net Payments - Thank You	\$-131.44
Total Account Charges	\$1,453.50

AMOUNT DUE	\$1,453.50
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Important Message

This account has ACH payment method

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 2374746437



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCF LGov.net/WaterBill

Additional Information: HCF LGov.net/Water



THANK YOU!



SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE
TAMPA FL 33607-2359

2.147 8

DUE DATE	05/20/2025
AMOUNT DUE	\$1,453.50
AMOUNT PAID	



0023747464370 00001453505



**SPENCER CREEK COMMUNITY
DEVELOPMENT DISTRICT**
SPENCER CREEK COMMUNITY DEVELOPMENT
1629 FRED IVES ST, IRRG
RUSKIN, FL 33570-5745

Statement Date: May 02, 2025

Amount Due: \$69.54

Due Date: May 23, 2025
Account #: 211025808083

DO NOT PAY. Your account will be drafted on May 23, 2025

Account Summary

Current Service Period: March 28, 2025 - April 28, 2025

Previous Amount Due	\$75.21
Payment(s) Received Since Last Statement	-\$75.21

Current Month's Charges	\$69.54
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Amount Due by May 23, 2025	\$69.54
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

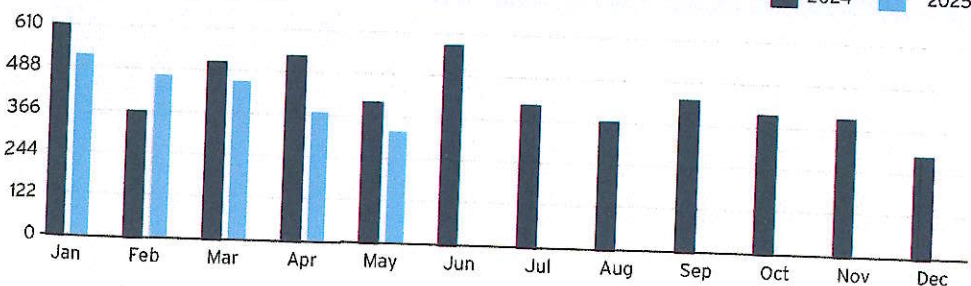
Your average daily kWh used was **23.08% lower** than the same period last year.

Your average daily kWh used was **23.08% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.
For more safety tips, visit

TampaElectric.com/PowerLineSafety



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211025808083

Due Date: May 23, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$69.54

Payment Amount: \$ _____

687186608270

Your account will be drafted on May 23, 2025

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
SPENCER CREEK COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
1629 FRED IVES ST
IRRG, RUSKIN, FL 33570-5745

Account #: 211025808083
Statement Date: May 02, 2025
Charges Due: May 23, 2025

Meter Read

Meter Location: IRRIGATION

Service Period: Mar 28, 2025 - Apr 28, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621201	04/28/2025	32,601	32,280		321 kWh	1	32 Days

Charge Details



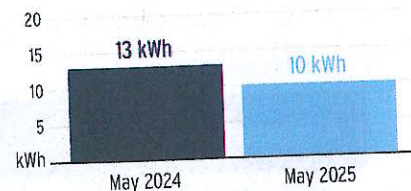
Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	321 kWh @ \$0.08641/kWh	\$27.74
Fuel Charge	321 kWh @ \$0.03083/kWh	\$9.90
Storm Protection Charge	321 kWh @ \$0.00577/kWh	\$1.85
Clean Energy Transition Mechanism	321 kWh @ \$0.00418/kWh	\$1.34
Storm Surcharge	321 kWh @ \$0.02121/kWh	\$6.81
Florida Gross Receipt Tax		\$1.74
Electric Service Cost		\$69.54

Total Current Month's Charges

\$69.54

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season

Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

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For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

All Other

Correspondences:

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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SPENCER CREEK COMMUNITY
DEVELOPMENT DISTRICT
1799 14TH AVE SE, PANEL A
RUSKIN, FL 33570

Statement Date: May 02, 2025

Amount Due: \$20.68

Due Date: May 23, 2025
Account #: 221008759930

DO NOT PAY. Your account will be drafted on May 23, 2025

Account Summary

Current Service Period: March 28, 2025 - April 28, 2025

Previous Amount Due	\$18.74
Payment(s) Received Since Last Statement	-\$18.74
Current Month's Charges	\$20.68

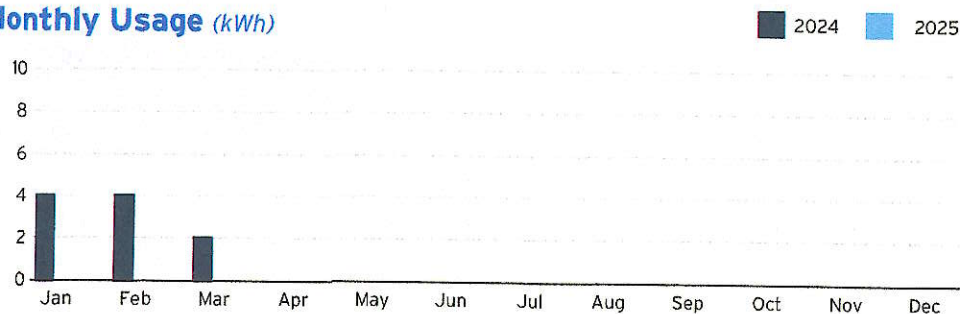
Amount Due by May 23, 2025 \$20.68

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



**DOWNED IS
DANGEROUS!**

If you see a downed power line, move
a safe distance away and call 911.

For more safety tips, visit
TampaElectric.com/PowerLineSafety



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008759930

Due Date: May 23, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$20.68

Payment Amount: \$ _____

671137284080

Your account will be
drafted on May 23, 2025

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
1799 14TH AVE SE
PANEL A, RUSKIN, FL 33570

Account #: 221008759930
Statement Date: May 02, 2025
Charges Due: May 23, 2025

Meter Read

Meter Location: ENTRANCE SIGN

Service Period: Mar 28, 2025 - Apr 28, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000874874	04/28/2025	37		37		0 kWh	1	32 Days

Charge Details



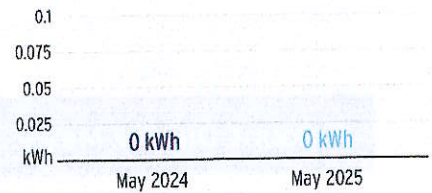
Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.68

Total Current Month's Charges

\$20.68

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season

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Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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SPENCER CREEK COMMUNITY
DEVELOPMENT DISTRICT
14TH AVE SE AND 15TH ST SE
RUSKIN, FL 33570

Statement Date: May 02, 2025

Amount Due: \$4,773.38

Due Date: May 23, 2025

Account #: 221008452437

DO NOT PAY. Your account will be drafted on May 23, 2025

Account Summary

Current Service Period: March 28, 2025 - April 28, 2025

Previous Amount Due	\$4,773.38
Payment(s) Received Since Last Statement	-\$4,773.38

Current Month's Charges	\$4,773.38
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Amount Due by May 23, 2025	\$4,773.38
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



DOWNED IS DANGEROUS!

If you see a downed power line, move
a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008452437

Due Date: May 23, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$4,773.38

Payment Amount: \$ _____

683482942003

Your account will be
drafted on May 23, 2025

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
14TH AVE SE AND 15TH ST SE
RUSKIN, FL 33570

Account #: 221008452437
Statement Date: May 02, 2025
Charges Due: May 23, 2025

Service Period: Mar 28, 2025 - Apr 28, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	1824 kWh @ \$0.03412/kWh	\$62.23
Fixture & Maintenance Charge	96 Fixtures	\$1594.56
Lighting Pole / Wire	96 Poles	\$2718.72
Lighting Fuel Charge	1824 kWh @ \$0.03059/kWh	\$55.80
Storm Protection Charge	1824 kWh @ \$0.00559/kWh	\$10.20
Clean Energy Transition Mechanism	1824 kWh @ \$0.00043/kWh	\$0.78
Storm Surcharge	1824 kWh @ \$0.01230/kWh	\$22.44
Florida Gross Receipt Tax		\$3.88
Franchise Fee		\$292.69
Municipal Public Service Tax		\$12.08
Lighting Charges		\$4,773.38

Total Current Month's Charges

\$4,773.38

Important Messages

Be Prepared This Storm Season

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Quarterly Fuel Source Update

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00000023-0000480-Page 12 of 30

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Ways To Pay Your Bill



Bank Draft

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888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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SPENCER CREEK COMMUNITY
DEVELOPMENT DISTRICT
1598 15TH ST SE, PANEL A
RUSKIN, FL 33570-6004

Statement Date: May 02, 2025

Amount Due: \$20.68

Due Date: May 23, 2025
Account #: 221008759922

DO NOT PAY. Your account will be drafted on May 23, 2025

Account Summary

Current Service Period: March 28, 2025 - April 28, 2025

Previous Amount Due	\$18.89
Payment(s) Received Since Last Statement	-\$18.89
Current Month's Charges	\$20.68

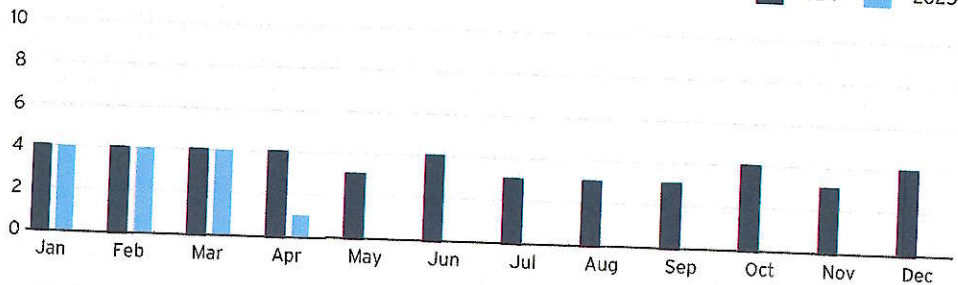
Amount Due by May 23, 2025 **\$20.68**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



**DOWNED IS
DANGEROUS!**

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a safe distance away and call 911.
For more safety tips, visit
TampaElectric.com/PowerLineSafety



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008759922

Due Date: May 23, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$20.68

Payment Amount: \$ _____

671137284079

Your account will be
drafted on May 23, 2025

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
1598 15TH ST SE
PANEL A, RUSKIN, FL 33570-6004

Account #: 221008759922
Statement Date: May 02, 2025
Charges Due: May 23, 2025

Meter Read

Meter Location: ENTRANCE SIGN

Service Period: Mar 28, 2025 - Apr 28, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000874860	04/28/2025	80	80		0 kWh	1	32 Days

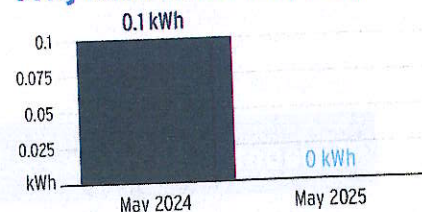
Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Florida Gross Receipt Tax		\$0.52
	Electric Service Cost		\$20.68

Total Current Month's Charges

\$20.68

Avg kWh Used Per Day



Important Messages

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Quarterly Fuel Source Update
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All Other

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P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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SPENCER CREEK COMMUNITY
DEVELOPMENT DISTRICT
1802 15TH ST SE
RUSKIN, FL 33570-6010

Statement Date: May 02, 2025

Amount Due: \$20.68

Due Date: May 23, 2025

Account #: 221009259039

DO NOT PAY. Your account will be drafted on May 23, 2025

Account Summary

Current Service Period: March 28, 2025 - April 28, 2025

Previous Amount Due \$18.74

Payment(s) Received Since Last Statement -\$18.74

Current Month's Charges \$20.68

Amount Due by May 23, 2025 \$20.68

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



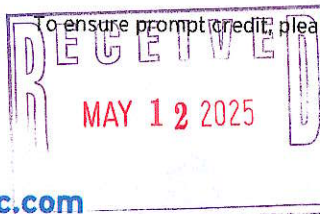
**DOWNED IS
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For more safety tips, visit

TampaElectric.com/PowerLineSafety

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009259039

Due Date: May 23, 2025



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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$20.68

Payment Amount: \$ _____

679779261934

Your account will be
drafted on May 23, 2025

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
1802 15TH ST SE
RUSKIN, FL 33570-6010

Account #: 221009259039
Statement Date: May 02, 2025
Charges Due: May 23, 2025

Meter Read

Meter Location: ENTRANCE SIGN

Service Period: Mar 28, 2025 - Apr 28, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000936781	04/28/2025	0		0		0 kWh	1	32 Days

Charge Details



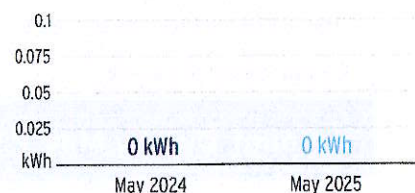
Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.68

Total Current Month's Charges

\$20.68

Avg kWh Used Per Day



Important Messages

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7-1-1

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877-588-1010

Energy-Saving Programs:

813-275-3909

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SPENCER CREEK COMMUNITY
DEVELOPMENT DISTRICT
1643 FRED IVES ST, CLBHSE
RUSKIN, FL 33570-5745

Statement Date: May 02, 2025

Amount Due: \$848.51

Due Date: May 23, 2025

Account #: 221008474837

DO NOT PAY. Your account will be drafted on May 23, 2025

Account Summary

Current Service Period: March 28, 2025 - April 28, 2025

Previous Amount Due	\$790.58
Payment(s) Received Since Last Statement	-\$790.58

Current Month's Charges	\$848.51
-------------------------	----------

Amount Due by May 23, 2025	\$848.51
----------------------------	----------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **9.09% lower** than the same period last year.

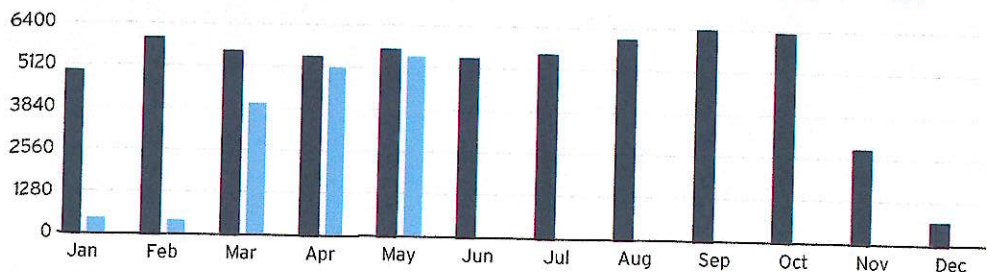


Your average daily kWh used was **2.86% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008474837

Due Date: May 23, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$848.51

Payment Amount: \$ _____

671137284078

Your account will be drafted on May 23, 2025

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
1643 FRED IVES ST
CLBHSE, RUSKIN, FL 33570-5745

Account #: 221008474837
Statement Date: May 02, 2025
Charges Due: May 23, 2025

Meter Read

Service Period: Mar 28, 2025 - Apr 28, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000240439	04/28/2025	80,697	75,258	5,439 kWh	1	32 Days

Charge Details



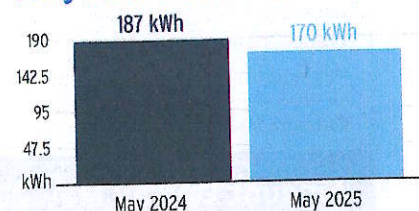
Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	5,439 kWh @ \$0.08641/kWh	\$469.98
Fuel Charge	5,439 kWh @ \$0.03083/kWh	\$167.68
Storm Protection Charge	5,439 kWh @ \$0.00577/kWh	\$31.38
Clean Energy Transition Mechanism	5,439 kWh @ \$0.00418/kWh	\$22.74
Storm Surcharge	5,439 kWh @ \$0.02121/kWh	\$115.36
Florida Gross Receipt Tax		\$21.21
Electric Service Cost		\$848.51

Total Current Month's Charges

\$848.51

Avg kWh Used Per Day



Important Messages

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Visit [FloridaDisaster.org](https://www.floridadisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.TampaElectric.com)

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Spencer Creek

Board Meeting: May 1, 2025

	Name	Please X	Paid
1	Kelly Evans	X	\$200.00
2	Carlos De La Ossa	X	\$200.00
3	Lori Campagna	X	\$200.00
4	Ben Gainer	X	\$200.00
5	Nick Dister	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

5/5/2025
Date

REVISED 5/5/2025 10:12

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Spencer Creek

Board Meeting: May 1, 2025

	Name	Please X	Paid
1	Kelly Evans	X	\$200.00
2	Carlos De La Ossa	X	\$200.00
3	Lori Campagna	X	\$200.00
4	Ben Gainer	X	\$200.00
5	Nick Dister	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

5/5/2025
Date

REVISED 5/5/2025 10:12



Florida Department of Health
in Hillsborough County
Notification of Fees Due

29-BID-7840993

Permit Number
29-60-2045869

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2025).

Fee Amount: \$275.00
Previous Balance: \$0.00
Total Amount Due: \$275.00

Payment Due Date: 06/30/2025 or Upon Receipt

If not paid by **06/30/2025** then the fee will be: **\$325.00**

Mail To: Spencer Creek CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Spencer Creek Pool
Location: 1502 Tiger Tooth Place
Ruskin, FL 33570
Pool Volume: 64,000
gallons
Bathing Load: 60
Flow Rate: 300

Owner Information:

Name: Spencer Creek CDD
Address: 2005 Pan Am Circle, Suite 300
(Mailing) Tampa, FL 33607
Home Phone: (813) 873-7300 Work Phone: ()

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: 29-60-2045869 Bill ID: 29-BID-7840993

Billing Questions call DOH-Hillsborough at: (813) 307-8059
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Hillsborough County
ATTN: Environmental Health
P O Box 5135

Circle One: Visa MC

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): ____

Card's Billing Address: _____

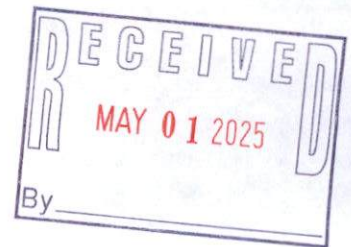
City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health in
Hillsborough County to charge my credit card
account for the following:

Payment Amount: \$_____ For: _____

Signature _____

Date _____



[Please RETURN invoice with your payment]

Batch Billing ID: 81257

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Spencer Creek

Board Meeting: May 1, 2025

	Name	Please X	Paid
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Michael Perez
District Manager Signature

5/5/2025
Date

REVISED 5/5/2025 10:12

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BOARD OF SUPERVISORS

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District Manager Signature

5/5/2025
Date

REVISED 5/5/2025 10:12

Attendance Confirmation
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BOARD OF SUPERVISORS

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District Manager Signature

5/5/2025
Date

REVISED 5/5/2025 10:12

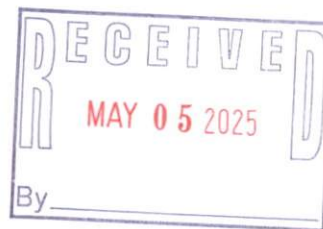


Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7728084
Account Number: 255227000
Invoice Date: 04/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Spencer Creek CDD
ATTN District Manager
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

SPENCER CREEK CDD SERIES 2019



The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

SPENCER CREEK CDD SERIES 2019

Invoice Number: 7728084
Account Number: 255227000
Current Due: \$4,256.13

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 255227000
Invoice # 7728084
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7728084
Invoice Date: 04/25/2025
Account Number: 255227000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

SPENCER CREEK CDD SERIES 2019

Accounts Included 255227000 255227001 255227002 255227003 255227004
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 04/01/2025 - 03/31/2026				\$3,950.00
Incidental Expenses 04/01/2025 to 03/31/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
5/11/2025	3559

Bill To
Inframark Spencer Creek CDD Attn: Michael Perez / Gary Schwartz 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Install (Signage)	Item #1 : "Silver Star Place" - Pull up leaning u-post and reinstall level	1	100.00	100.00
Install (Signage)	Item #2 : "Colding Dr" - Pull up leaning u-post and reinstall level	1	100.00	100.00
Install (Signage)	Item #3 : "Colding Dr + Ripple Jade Pl" - Pull up leaning u-post and reinstall level	1	100.00	100.00
Install (Signage)	Item #4 : "Anchor Point Dr" - Pull up (3) leaning u-posts and reinstall level	3	50.00	150.00
Install (Signage)	Item #5 : "Royal Agave Ct + Ripple Jade Pl" - Pull up leaning u-post and reinstall level	1	100.00	100.00
Install (Signage)	Item #6 : "Royal Agave Ct + Ripple Jade Pl" - Pull up leaning u-post and reinstall level	1	100.00	100.00
Install (Signage)	Item #7 : "Royal Agave Ct + Fred Ives St" - Pull up leaning u-post and reinstall level	1	100.00	100.00
Install (Signage)	Item #8 : "Royal Agave Ct + Ripple Jade Pl" - Pull up leaning u-post and reinstall level	1	100.00	100.00
Install (Signage)	Item #9 : "Amenity Center" - Pull up leaning u-post and reinstall level	1	100.00	100.00
Install (Signage)	Item #10 : "Fred Ives St + Golden Glow Dr" - Pull up leaning u-post and reinstall level	1	100.00	100.00

Subtotal

Sales Tax (7.0%)

Total

Payments/Credits

Balance Due

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com



11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
5/11/2025	3559

Bill To
Inframark Spencer Creek CDD Attn: Michael Perez / Gary Schwartz 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Install (Signage)	Item #11 : "Fred Ives St + Golden Glow Dr" - Pull up leaning u-post and reinstall level	1	100.00	100.00
Install (Signage)	Item #12 : "Fred Ives St + Colding Dr" - Pull up leaning u-post and reinstall level	1	100.00	100.00
Install (Signage)	Item #13 : "Fred Ives St + Colding Dr" - Pull up leaning u-post and reinstall level	1	100.00	100.00
Install (Signage)	Item #14 : "Colding Dr + Fred Aloe Way" - Pull up leaning u-post and reinstall level	1	100.00	100.00
Install (Signage)	Item #15 : "15th St SE + Golden Glow Dr" - Pull up leaning u-post and reinstall level	1	125.00	125.00
Install (Signage)	Item #16 : "15th St SE + Golden Glow Dr" - Pull up leaning u-post and reinstall level	1	100.00	100.00
Install (Signage)	Item #17 : "Golden Glow Dr + Tiger Tooth Pl" - Pull up leaning u-post and reinstall level	1	100.00	100.00
Install (Signage)	Item #18 : "Tiger Tooth Pl" - Pull up leaning u-post and reinstall level	1	100.00	100.00
Install (Signage)	Item #19 : "14th Ave SE + Golden Glow Dr" - Pull up leaning u-post and reinstall level	1	100.00	100.00
Install (Signage)	Item #20 : "14th Ave SE + Golden Glow Dr" - Pull up leaning u-post and reinstall level	1	100.00	100.00

Subtotal
Sales Tax (7.0%)
Total
Payments/Credits
Balance Due

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com



11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
5/11/2025	3559

Bill To
Inframark Spencer Creek CDD Attn: Michael Perez / Gary Schwartz 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Install (Signage)	Item #21 : "Golden Glow Dr + Crinkle Leaf Ct" - Pull up leaning u-post and reinstall level	1	100.00	100.00
Install (Signage)	Item #22 : "Golden Glow Dr + Crinkle Leaf Ct" - Pull up leaning u-post and reinstall level	1	100.00	100.00
Install (Signage)	Item #23 : "Crinkle Leaf Ct + Ice Plant Pl" - Pull up leaning u-post and reinstall level	1	100.00	100.00
Install (Signage)	Item #24 : "Crinkle Leaf Ct + Ice Plant Pl" - Pull up leaning u-post and reinstall level	1	100.00	100.00

Subtotal	\$2,475.00
Sales Tax (7.0%)	\$0.00
Total	\$2,475.00
Payments/Credits	\$0.00
Balance Due	\$2,475.00

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com



Pay on line at www.piperfire.com

INVOICE

118533

REMIT TO: 13075 US HWY 19 N
Clearwater, FL 33764
Phone: (800) 327-7604

Sarasota Location:
1595 Barber Rd
Sarasota, FL 34240

BILL TO		SITE			
Customer No:	PF-26308	Customer No:	PF-26308	Date:	04/23/2025
Company:	Inframark	Company:	Spencer Creek	Sales Rep:	
Address:	2002 Pan Am Circle #300 Tampa, FL 33607	Address:	1643 Fred Ives St Ruskin, FL 33570	Terms:	NET 30
				Due Date:	05/29/2025
				Call No:	173402

PART NUMBER	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
TRIP CHARGE-T	Trip Charge - Taxable	1.00	\$80.00	\$80.00
INSP EXT	Inspection - Extinguisher	1.00	\$9.50	\$9.50

COMMENTS

Call Details:

Annual Extinguisher Inspection

Solution:

Completed annual extinguisher inspection.

Subtotal: \$89.50

Tax: \$5.82

Total: \$95.32

Paid Amount: \$0.00

Balance: \$95.32

Any amounts not paid when due shall bear interest at the rate of 1.5% per month until paid or the maximum rate permitted by law, whichever is less. Customer shall pay all reasonable costs and expenses included by Piper for collection of any past due amounts owed by customer, including attorney's fees.

Thank you for the opportunity to serve and being a valued customer! We appreciate your business and look forward to serving you again.

13075 US Highway 19 N
 Clearwater, FL 33764
 STATEWIDE (800) 327-7604
 WWW.PIPERFIRE.COM



FIRE EXTINGUISHERS
 EMERGENCY LIGHTS
 EXIT LIGHTS

FIRE EXTINGUISHER SERIAL SHEET

Date: 4/23/2025 I# : _____ Work Order #: 173402
 Project: Spencer Creek Tyson Stolley
 Address: 1643 Fredlves Street CITY Ruskin State: FL Zip: 33570

No.		SERIAL No.	TYPE	DUE	No.	LOCATION	SERIAL No.	TYPE	DUE
1	CLUBHOUSE	G98379095	5LB	27R	26				
2					27				
3					28				
4					29				
5					30				
6					31				
7					32				
8					33				
9					34				
10					35				
11					36				
12					37				
13					38				
14					39				
15					40				
16					41				
17					42				
18					43				
19					44				
20					45				
21					46				
22					47				
23					48				
24					49				
25					50				

TOTAL CERTIFICATIONS: 1 TOTAL HYDRO-TEST: 0
 TOTAL RECHARGES: 0 TOTAL NEW 0

R= 6 year maintenance and Recharge

H= 12 year Maintenance and Hydrostatic Test

N=New



Pay on line at www.piperfire.com

INVOICE

118500

REMIT TO: 13075 US HWY 19 N
Clearwater, FL 33764
Phone: (800) 327-7604

Sarasota Location:
1595 Barber Rd
Sarasota, FL 34240

BILL TO		SITE			
Customer No:	PF-26308	Customer No:	PF-26308	Date:	04/23/2025
Company:	Inframark	Company:	Spencer Creek	Sales Rep:	
Address:	2002 Pan Am Circle #300	Address:	1643 Fred Ives St	Terms:	NET 30
	Tampa, FL 33607		Ruskin, FL 33570	Due Date:	05/26/2025
				Call No:	212036
				P.O. No:	TBD

PART NUMBER	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
INSP EMERGENCY LIGHTS	Inspection - Emergency Lights 90 Minute Test (Annual)	6.00	\$9.50	\$57.00

COMMENTS

Call Details:

Solution:

Completed annual Em/Ex light inspection.

Subtotal: \$57.00

Tax: \$3.71

Total: \$60.71

Paid Amount: \$0.00

Balance: \$60.71

Any amounts not paid when due shall bear interest at the rate of 1.5% per month until paid or the maximum rate permitted by law, whichever is less. Customer shall pay all reasonable costs and expenses included by Piper for collection of any past due amounts owed by customer, including attorney's fees.

Thank you for the opportunity to serve and being a valued customer! We appreciate your business and look forward to serving you again.

SPENCER CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 5/7/2025
Check Amount \$2,712.76
Payable To Spencer Creek CDD
Check Description Series 2019 - FY 25 Tax Dist. ID Dist 723
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

SPENCER CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2025, TAX YEAR 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	454,114.00	45.944%	0.459400
Net DS	534,301.78	54.056%	0.540600
Net Total	988,415.78	100.0000%	1.000000

99%

200

Date Received	Amount Received	45.94%	45.94%	54.06%	54.06%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue			
11/6/2024	769.54	353.55	353.55	415.99	415.99	-	Dist 695	1554
11/14/2024	2,217.25	1,018.68	1,018.68	1,198.57	1,198.57	-	Dist 697	1554
11/22/2024	2,771.53	1,273.34	1,273.34	1,498.19	1,498.19	-	Dist 698	1562
12/17/2024	296,401.43	136,177.55	136,177.55	160,223.88	160,223.88	-	Dist 707	1562
12/6/2024	498,323.72	228,947.96	228,947.96	269,375.76	269,375.76	-	Dist 706	1562
1/7/2025	156,869.36	72,071.46	72,071.46	84,797.90	84,797.90	-	Dist 709	1571
12/3/2024	7,206.02	3,310.71	3,310.71	3,895.31	3,895.31	-	Dist 700	
2/7/2025	8,299.20	3,812.95	3,812.95	4,486.25	4,486.25	-	Dist 713	1603
4/7/2025	3,788.85	1,740.73	1,740.73	2,048.12	2,048.12	-	Dist 719	1618
5/7/2025	5,018.39	2,305.63	2,305.63	2,712.76	2,712.76	-	Dist 723	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	981,665.29	451,012.58	451,012.56	530,652.71	530,652.73			
Net Total on Roll	988,415.78		454,114.00		534,301.78			
Collection Surplus / (Deficit)	(6,750.49)		(3,101.44)		(3,649.05)			



INVOICE

DATE	DUE	INVOICE #
5/1/2025	5/31/2025	SA-11793

Steadfast Contractors Alliance, LLC
30435 Commerce Drive Unit 102 | San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Please make all Checks payable to:
Steadfast Alliance

BILL TO

Spencer Creek CDD
C/O Inframark
2005 Pan Am Circle Suite 300
Tampa FL 33607

SHIP TO

1502 Tiger Tooth Place
Ruskin FL 33570

P.O. No.	Account #	Terms	Project
		Net 30	SM1052 Spencer Creek CDD

DATE	DESCRIPTION	QTY	RATE	AMOUNT
4/28/2025	Irrigation techs come out to perform monthly wet check. zone 14, had a broken sprinkler zone 15, had a broken drip line, and is repaired There is a battery timer at the backside of the pool that went bad and is out of warranty. This was replaced with a new one. The battery timer is a 1 station timer. It was programmed to start at 1:30 A.M. with 40 minutes zone 2 Bubble with 35 minutes will turn on three days a week program one Monday, Tuesday and Saturday Zones 16,17,18,19, and 20 were not coming on from the clock. The valve box was located and the valves were not working with the clock. The issue was the solenoids were bad. This occurs when there is a short in the electrical wiring. All 5 solenoids were replaced, and new connectors were installed. These zones work from the clock now. The irrigation box was cleaned out. We repaired several broken drip tubes.	1.00	0.00	0.00
	Irrigation Parts to complete repair Parts used			
4/28/2025	5-solenoid hunter 1- battery pack 2- DBR-600 8-wire nuts 2-9 volt batteries	1.00	273.58	273.58
4/28/2025	Irrigation Labor, 2 techs for 3 hours each	6.00	85.00	510.00

TOTAL	783.58
APPLIED PAYMENTS/CREDITS	0.00
BALANCE REMAINING	783.58



INVOICE

DATE 5/1/2025 DUE 5/31/2025 INVOICE #

Steadfast Contractors Alliance, LLC
30435 Commerce Drive Unit 102 | San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Please make all Checks payable to:
Steadfast Alliance

BILL TO

Spencer Creek CDD
C/O Inframark
2005 Pan Am Circle Suite 300
Tampa FL 33607

SHIP TO

1502 Tiger Tooth Place
Ruskin FL 33570

P.O. No.	Account #	Terms	Project
		Net 30	SM1052 Spencer Creek CDD

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TOTAL	783.58
APPLIED PAYMENTS/CREDITS	0.00
BALANCE REMAINING	783.58

Spencer Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019						TOTAL			
	GENERAL	DEBT SERVICE	CAPITAL	GENERAL	GENERAL					
	FUND	FUND	PROJECTS	FIXED ASSETS	LONG-TERM					
					DEBT FUND					
ASSETS										
Cash - Operating Account	\$	221,285	\$	-	\$	-	\$	221,285		
Due From Other Funds		-		2,606		-		2,633		
Investments:										
Prepayment Account		-		30		-		30		
Reserve Fund		-		268,006		-		268,006		
Revenue Fund		-		248,466		-		248,466		
Utility Deposits - TECO		7,549		-		-		7,549		
Fixed Assets										
Water System		-		-		4,579,001		4,579,001		
Construction Work In Process		-		-		2,934,666		2,934,666		
Amount Avail In Debt Services		-		-		-	738,545	738,545		
Amount To Be Provided		-		-		-	6,601,455	6,601,455		
TOTAL ASSETS	\$	228,834	\$	519,108	\$	7,513,667	\$	7,340,000	\$	15,601,636
LIABILITIES										
Accounts Payable	\$	10,750	\$	-	\$	-	\$	-	\$	10,750
Bonds Payable		-		-		-		7,340,000		7,340,000
Due To Other Funds		2,633		-		-		-		2,633
TOTAL LIABILITIES		13,383		-		-		7,340,000		7,353,383

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of May 31, 2025
(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019					
	GENERAL	SERIES 2019	CAPITAL	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	DEBT FUND	
FUND BALANCES						
Restricted for:						
Debt Service	-	519,108	-	-	-	519,108
Capital Projects	-	-	27	-	-	27
Unassigned:	215,451	-	-	7,513,667	-	7,729,118
TOTAL FUND BALANCES	215,451	519,108	27	7,513,667	-	8,248,253
TOTAL LIABILITIES & FUND BALANCES	\$ 228,834	\$ 519,108	\$ 27	\$ 7,513,667	\$ 7,340,000	\$ 15,601,636

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 1,512	\$ 1,512	0.00%
Rental Income	-	100	100	0.00%
Special Assmnts- Tax Collector	454,114	454,908	794	100.17%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	454,114	456,545	2,431	100.54%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	7,800	4,200	65.00%
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	4,100	4,256	(156)	103.80%
Disclosure Report	4,200	2,481	1,719	59.07%
District Counsel	5,000	8,840	(3,840)	176.80%
District Engineer	5,000	1,901	3,099	38.02%
District Manager	30,000	20,353	9,647	67.84%
Accounting Services	12,000	8,031	3,969	66.93%
Auditing Services	4,100	4,300	(200)	104.88%
Onsite Staff	35,000	11,667	23,333	33.33%
Website Compliance	1,500	2,500	(1,000)	166.67%
Email Hosting Vendor	600	-	600	0.00%
Annual Mailing	500	-	500	0.00%
Postage, Phone, Faxes, Copies	500	40	460	8.00%
Insurance - General Liability	24,750	23,274	1,476	94.04%
Public Officials Insurance	2,819	2,819	-	100.00%
Legal Advertising	2,500	1,315	1,185	52.60%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	-	1,500	0.00%
Dues, Licenses, Subscriptions	175	481	(306)	274.86%
Total Administration	158,494	100,058	58,436	63.13%
<u>Electric Utility Services</u>				
Utility - Electric	75,000	42,965	32,035	57.29%
Total Electric Utility Services	75,000	42,965	32,035	57.29%
<u>Water-Sewer Comb Services</u>				
Utility - Water	4,000	4,976	(976)	124.40%
Total Water-Sewer Comb Services	4,000	4,976	(976)	124.40%

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Field Manager	12,000	8,000	4,000	66.67%
Amenity Center Cleaning & Supplies	9,000	1,395	7,605	15.50%
Contracts-Aquatic Control	9,180	3,825	5,355	41.67%
Contracts-Pools	11,640	8,772	2,868	75.36%
Amenity Center Pest Control	1,000	-	1,000	0.00%
Security Monitoring Services	4,500	-	4,500	0.00%
Telephone, Cable & Internet Service	1,800	1,350	450	75.00%
R&M-Other Landscape	2,000	-	2,000	0.00%
R&M-Pools	1,000	-	1,000	0.00%
Amenity Maintenance & Repairs	10,000	3,377	6,623	33.77%
R&M-Monument, Entrance & Wall	1,500	3,834	(2,334)	255.60%
Landscape - Mulch	15,000	-	15,000	0.00%
Landscape Maintenance	110,000	76,286	33,714	69.35%
Plant Replacement Program	4,000	-	4,000	0.00%
Irrigation Maintenance	1,500	1,769	(269)	117.93%
Misc-Contingency	20,000	13,328	6,672	66.64%
Access Control	2,500	-	2,500	0.00%
Total Other Physical Environment	216,620	121,936	94,684	56.29%
TOTAL EXPENDITURES	454,114	269,935	184,179	59.44%
Excess (deficiency) of revenues				
Over (under) expenditures	-	186,610	186,610	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		28,841		
FUND BALANCE, ENDING		\$ 215,451		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2019 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 17,456	\$ 17,456	0.00%
Special Assmnts- Tax Collector	531,403	526,757	(4,646)	99.13%
TOTAL REVENUES	531,403	544,213	12,810	102.41%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	341,506	155,000	186,506	45.39%
Interest Expense	189,897	379,794	(189,897)	200.00%
Total Debt Service	531,403	534,794	(3,391)	100.64%
TOTAL EXPENDITURES	531,403	534,794	(3,391)	100.64%
Excess (deficiency) of revenues				
Over (under) expenditures	-	9,419	9,419	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		509,689		
FUND BALANCE, ENDING		<u>\$ 519,108</u>		

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2019 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		27		
FUND BALANCE, ENDING		<u>\$ 27</u>		

Bank Account Statement

Spencer Creek CDD

Tuesday, July 1, 2025

Page 1

Bank Account No. 9015

Statement No. 05_25

Statement Date

05/31/2025

G/L Account No. 101001 Balance	221,284.58	Statement Balance	226,729.42
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	221,284.58	Subtotal	226,729.42
Negative Adjustments	0.00	Outstanding Checks	-5,444.84
Ending G/L Balance	221,284.58	Ending Balance	221,284.58

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
05/07/2025		JE000435	Special Assmnts-Tax Collector	Tax Revenue Debt Service	5,018.39	5,018.39	0.00
05/07/2025		JE000462	Rental Income	Rental Income	100.00	100.00	0.00
Total Deposits					5,118.39	5,118.39	0.00
Checks							
							0.00
04/30/2025	Payment	100013	STANTEC CONSULTING SERVICES	Inv: 2384722	-285.00	-285.00	0.00
04/30/2025	Payment	100014	INFRAMARK LLC	Inv: 147970	-31.64	-31.64	0.00
04/30/2025	Payment	100015	ADA SITE COMPLIANCE	Inv: INV8891	-1,500.00	-1,500.00	0.00
04/30/2025	Payment	100016	SPEAREM ENTERPRISES	Inv: 6200	-650.00	-650.00	0.00
05/06/2025	Payment	300023	BOCC ACH	Inv: 042925 6437	-1,453.50	-1,453.50	0.00
05/08/2025	Payment	1623	BENJAMIN D. GAINER	Check for Vendor V00042	-200.00	-200.00	0.00
05/08/2025	Payment	1624	CARLOS DE LA OSSA	Check for Vendor V00039	-200.00	-200.00	0.00
05/08/2025	Payment	1625	KELLY ANN EVANS	Check for Vendor V00021	-200.00	-200.00	0.00
05/08/2025	Payment	1626	LORI A CAMPAGNA	Check for Vendor V00022	-200.00	-200.00	0.00
05/08/2025	Payment	1627	NICHOLAS J. DISTER	Check for Vendor V00017	-200.00	-200.00	0.00
05/08/2025	Payment	1628	PIPER FIRE PROTECTION	Check for Vendor V00032	-156.03	-156.03	0.00
05/08/2025	Payment	1629	SITEX AQUATICS	Check for Vendor V00023	-1,530.00	-1,530.00	0.00
05/08/2025	Payment	1630	SPENCER CREEK CDD	Check for Vendor V00019	-2,712.76	-2,712.76	0.00
05/08/2025	Payment	1631	STEADFAST CONTRACTORS	Check for Vendor V00005	-8,318.48	-8,318.48	0.00
05/14/2025	Payment	1632	FLORIDA DEPARTMENT OF HEALTH	Check for Vendor V00003	-275.00	-275.00	0.00

Bank Account Statement

Spencer Creek CDD

Tuesday, July 1, 2025

Page 2

Bank Account No. 9015

Statement No. 05_25

Statement Date

05/31/2025

05/14/2025	Payment	1634	STRALEY ROBIN VERICKER	Check for Vendor V00014	-1,852.50	-1,852.50	0.00
05/14/2025	Payment	1635	SUNCOAST POOL SERVICE	Check for Vendor V00040	-970.00	-970.00	0.00
05/14/2025	Payment	1636	U. S. BANK	Check for Vendor V00028	-4,256.13	-4,256.13	0.00
05/14/2025	Payment	300024	TECO ACH	Inv: 050225 211025808083	-69.54	-69.54	0.00
05/14/2025	Payment	300025	TECO ACH	Inv: 050225 221008759930	-20.68	-20.68	0.00
05/14/2025	Payment	300026	TECO ACH	Inv: 050225 221008452437	-4,773.38	-4,773.38	0.00
05/14/2025	Payment	300027	TECO ACH	Inv: 050225 221008459922	-20.68	-20.68	0.00
05/14/2025	Payment	300028	TECO ACH	Inv: 052325 221009259039	-20.68	-20.68	0.00
05/14/2025	Payment	300029	TECO ACH	Inv: 050225 221008474837	-848.51	-848.51	0.00
05/21/2025	Payment	1637	FIELD CONSULTING GROUP, INC.	Check for Vendor V00048	-2,475.00	-2,475.00	0.00
05/27/2025	Payment	300030	CHARTER COMMUNICATION S ACH	Inv: 2472565050925	-179.98	-179.98	0.00
Total Checks					-33,399.49	-33,399.49	0.00

Adjustments

Total Adjustments

Outstanding Checks

05/28/2024		JE000313		TECO ELECTRIC 9039 PAID		-30.03	
06/24/2024	Payment	DD198	TECO ACH	Payment of Invoice 000842		-99.45	
09/12/2024	Payment	1521	KELLY ANN EVANS	Check for Vendor V00021		-200.00	
09/20/2024	Payment	DD211	TECO ACH	Payment of Invoice 000820		-140.36	
05/28/2025	Payment	1638	INFRAMARK LLC	Check for Vendor V00025		-4,975.00	
Total Outstanding Checks						-5,444.84	

Outstanding Deposits

Total Outstanding Deposits

SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2025 to 05/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1623	05/08/25	BENJAMIN D. GAINER	BG-050125	BOARD 5/1/25	Supervisor Fees	511100-51101	\$200.00
001	1624	05/08/25	CARLOS DE LA OSSA	CO-050125	BOARD 5/1/25	Supervisor Fees	511100-51101	\$200.00
001	1625	05/08/25	KELLY ANN EVANS	KE-050125	BOARD 5/1/25	Supervisor Fees	511100-51101	\$200.00
001	1626	05/08/25	LORI A CAMPAGNA	LC-050125	BOARD 5/1/25	Supervisor Fees	511100-51101	\$200.00
001	1627	05/08/25	NICHOLAS J. DISTER	ND-050125	BOARD 5/1/25	Supervisor Fees	511100-51101	\$200.00
001	1628	05/08/25	PIPER FIRE PROTECTION	118533	extinguisher inspection	Amenity Center Cleaning & Supplies	531165-53908	\$95.32
001	1628	05/08/25	PIPER FIRE PROTECTION	118500	emergency light inspection	Amenity Maintenance & Repairs	546176-53908	\$60.71
001	1629	05/08/25	SITEX AQUATICS	10023-B	pond maint May 2025	Contracts-Aquatic Control	534067-53908	\$765.00
001	1629	05/08/25	SITEX AQUATICS	9914-B	Pond Maint April 2025	SERVICE April 2025	534067-53908	\$765.00
001	1631	05/08/25	STEADFAST CONTRACTORS ALIANCE	SA-11758	Landscape Contract May 2025	LANDSCAPE SERVICES May 2025	546300-53908	\$7,534.90
001	1631	05/08/25	STEADFAST CONTRACTORS ALIANCE	SA-11793	irrigation repairs April 2025	Irrigation Maintenance	546930-53908	\$783.58
001	1632	05/14/25	FLORIDA DEPARTMENT OF HEALTH	29-BID-7840993	POOL PERMIT	Dues, Licenses, Subscriptions	554020-51301	\$275.00
001	1634	05/14/25	STRALEY ROBIN VERICKER	26462	district counsel April 2025	District Counsel	531146-51401	\$1,852.50
001	1635	05/14/25	SUNCOAST POOL SERVICE	11105	pool service May 2025	Contracts-Pools	534078-53908	\$970.00
001	1636	05/14/25	U. S. BANK	7728084	TRUSTEE FEES 04/01/25-03/31/26	ProfServ-Trustee Fees	531045-51301	\$4,256.13
001	1637	05/21/25	FIELDS CONSULTING GROUP, INC.	3559	sign replacements and maintenance	signs repairs and replacement from storm	549900-53908	\$2,475.00
001	1638	05/28/25	INFRAMARK LLC	149003	May 2025 Management services	May 2025 MANAGEMENT FEE	532001-51301	\$1,000.00
001	1638	05/28/25	INFRAMARK LLC	149003	May 2025 Management services	May 2025 MANAGEMENT FEE	531142-51301	\$350.00
001	1638	05/28/25	INFRAMARK LLC	149003	May 2025 Management services	May 2025 MANAGEMENT FEE	531150-51301	\$2,500.00
001	1638	05/28/25	INFRAMARK LLC	149003	May 2025 Management services	May 2025 MANAGEMENT FEE	531152-53908	\$1,000.00
001	1638	05/28/25	INFRAMARK LLC	149003	May 2025 Management services	May 2025 MANAGEMENT FEE	534397-51301	\$125.00
001	300023	05/06/25	BOCC ACH	042925 6437	SERVICE 03/27/25 - 04/28/25	WATER 3/27 - 4/28/2025	543018-51301	\$1,453.50
001	300024	05/14/25	TECO ACH	050225 211025808083	ELECTRIC 03/28/25-04/28/25	electric 3/28 - 4/28/2025	543041-53100	\$69.54
001	300025	05/14/25	TECO ACH	050225 221008759930	ELECTRIC 03/28/25-04/28/25	electric 3/28 - 4/28/2025	543041-53100	\$20.68
001	300026	05/14/25	TECO ACH	050225 221008452437	ELECTRIC 03/28/25-04/28/25	ELECTRIC 3/28 - 4/28/2025	543041-53100	\$4,773.38
001	300027	05/14/25	TECO ACH	050225 221008459922	ELECTRIC 03/28/25-04/28/25	ELECTRIC 3/28 - /28/2025	543041-53100	\$20.68
001	300028	05/14/25	TECO ACH	052325 221009259039	ELECTRIC 03/28/25-04/28/25	ELECTRIC 3/28 - 4/28/2025	543041-53100	\$20.68
001	300029	05/14/25	TECO ACH	050225 221008474837	ELECTRIC 03/28/25-04/28/25	electric 3/28 - 4/28/2025	543041-53100	\$848.51
001	300030	05/27/25	CHARTER COMMUNICATIONS ACH	2472565050925	ELECTRIC 05/09/25-06/08/25	5/9 - 6/8/2025 Internet	541016-53908	\$179.98
Fund Total								\$33,195.09

SERIES 2019 DEBT SERVICE FUND - 200

200	1630	05/08/25	SPENCER CREEK CDD	05072025 - 723	FY25 TAX DIST ID 723	SERIES 2019 FY25 TAX DIST ID 723	103200	\$2,712.76
Fund Total								\$2,712.76

Total Checks Paid	\$35,907.85
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Customer Information		Project Information
Spencer Creek CDD C/O Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33607	Contact Phone E-mail InframarkCMS@payablesl... Account #	SM1052 Spencer Creek CDD 1502 Tiger Tooth Place Ruskin, FL 33570 Proposal Prepared By: Type Of Work

[illegible]

Total	\$225.00
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30435 Commerce Drive Suite 102 | San Antonio, FL 33576
Phone: 844.347.0702 | office@steadfastalliance.com

Paul Young
District Field Inspector

SPENCER CREEK CDD

Field Inspection Report - June - Steadfast

Friday, June 20, 2025

Prepared For Board of Supervisors

25 Items Identified

Green – Indicates Item is in progress or completed.

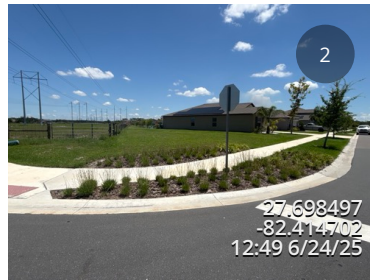
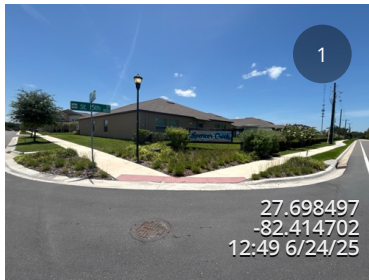
Orange - Indicates Item is scheduled.

Red - Indicates Item has not been addressed by vendor.

ITEM 1 - COLDING DRIVE AND 15TH ST SE

Assigned To: Steadfast

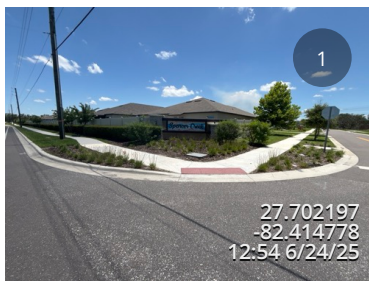
Entrance beds are well maintained.



ITEM 2 - GOLDEN GLOW AND 15TH ST SE

Assigned To: Steadfast

Well maintained



ITEM 3 - GOLDEN GLOW DR AND 14TH AVE SE

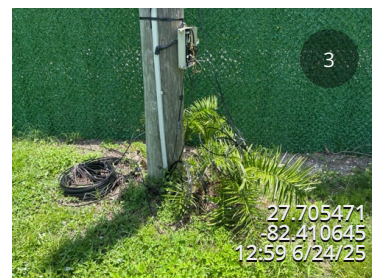
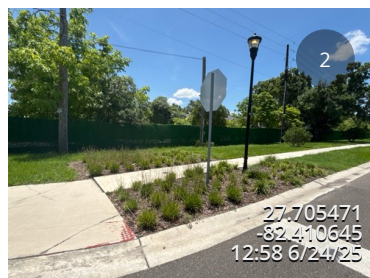
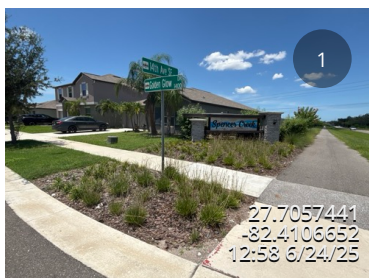
Due By: Friday, June 27, 2025

Assigned To: Steadfast

Item Completed: Yes

1). 14th Street SE entrance beds are well maintained.

3). Carefully remove plant growth from bottom of pole.

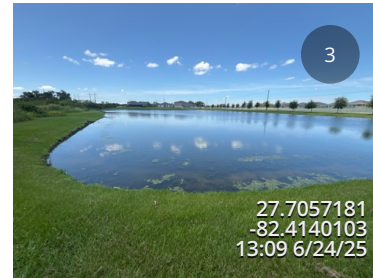
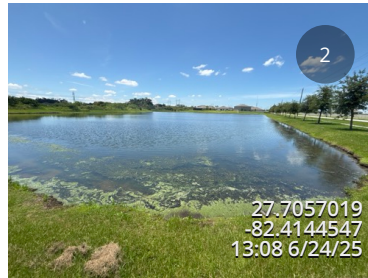


ITEM 4 - FPC POND AREA 1

Due By: Friday, June 27, 2025

Assigned To: Sitex Aquatics

Item Completed: Yes

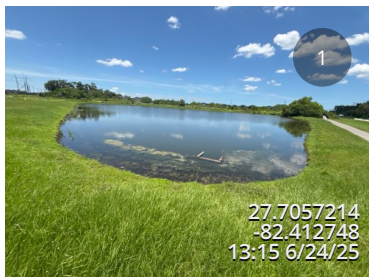


ITEM 5 - FPC POND AREA 2

Due By: Friday, June 27, 2025

Assigned To: Sitex Aquatics

Item Completed: Yes



ITEM 6 - FPC POND AREA 3

Due By: Friday, June 27, 2025

Assigned To: Sitex Aquatics

Item Completed: Yes



ITEM 7 - FPC AREA POND 4

Due By: Friday, June 27, 2025

Assigned To: Sitex Aquatics

Item Completed: Yes



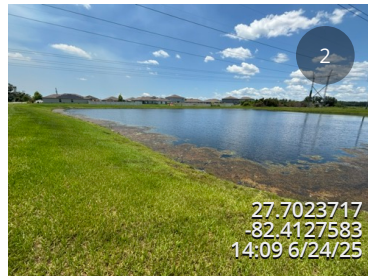
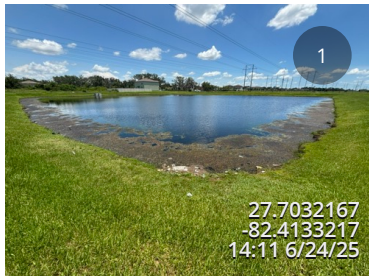
ITEM 8 - POND 1

Due By: Friday, June 27, 2025

Assigned To: Sites Aquatics

Item Completed: Yes

Remove trash collecting on the water's edge.

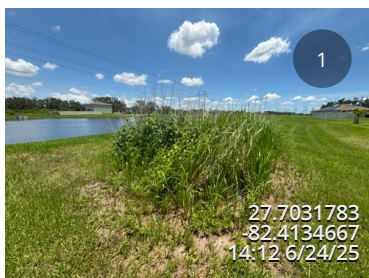


ITEM 9 - POND 1

Due By: Thursday, July 10, 2025

Assigned To: Steadfast

During the next service - weed eat the clump of growth to identify any obstructions.



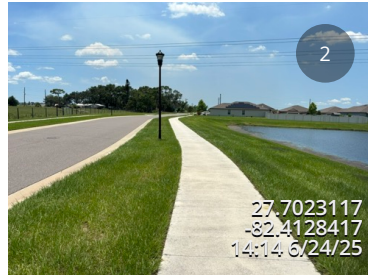
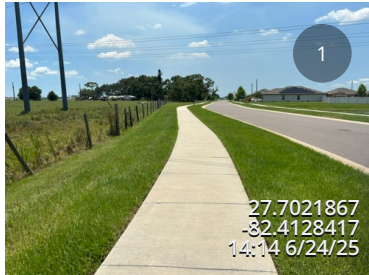
ITEM 10 - GOLDEN GLOW

Due By: Friday, June 27, 2025

Assigned To: Steadfast

Item Completed: Yes

- 1). Golden Glow CDD sidewalk is well maintained.
- 3). Tiger tooth roundabout has been maintained.



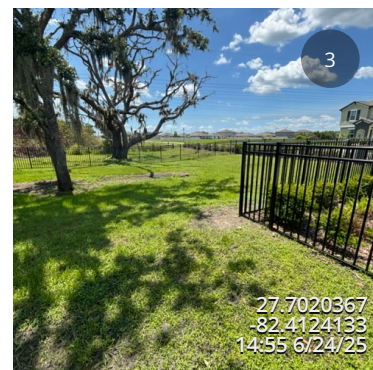
ITEM 11 - DOG PARK

Due By: Friday, June 27, 2025

Assigned To: Steadfast

Item Completed: Yes

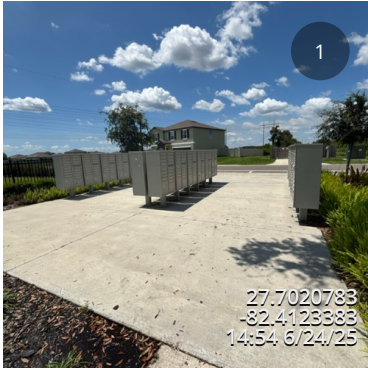
- 1). Manage weed control during every service.
- 2). Dog park overflow maintained.
- 3). Dog park maintained.



ITEM 12 - MAILBOX KIOSK

Assigned To: District

- 1). Mailbox is clean and orderly
- 2). Playground is well maintained
- 3). Basketball court is clean.

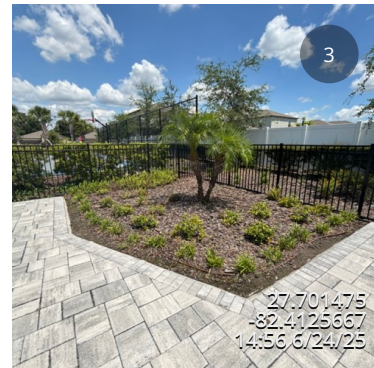


ITEM 13 - POOL LANDSCAPE BEDS

Due By: Thursday, July 10, 2025

Assigned To: Steadfast

- 1). Treat weeds during every service.
- 2). Manage landscape bed weeds.
- 3). Pull out Boston Ferns along fence and maintain a balanced bed with the existing Liriope in front and the Indian Hawthorns behind.



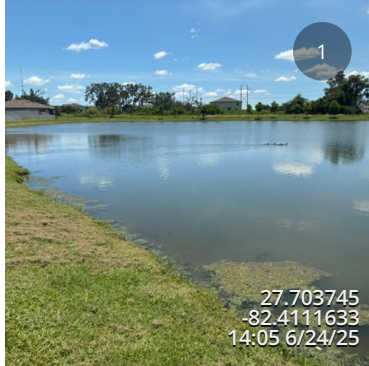
ITEM 14 - POND 2

Due By: Friday, June 27, 2025

Assigned To: Sitex Aquatics

Item Completed: Yes

Trash collecting on the water's edge.



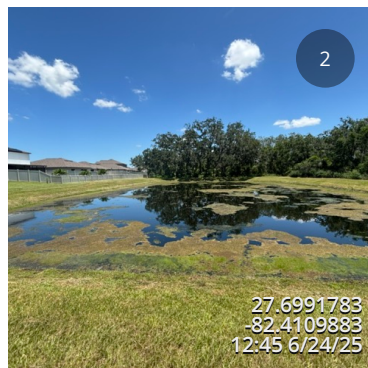
ITEM 15 - POND 6

Due By: Monday, June 23, 2025

Assigned To: Steadfast

Item Completed: Yes

Access to Pond 6 was halted by homeowner - Kevin Perkins was advised and contacted homeowner to refresh easement right of way. Maintenance crew serviced pond 6 on 6/22/25.



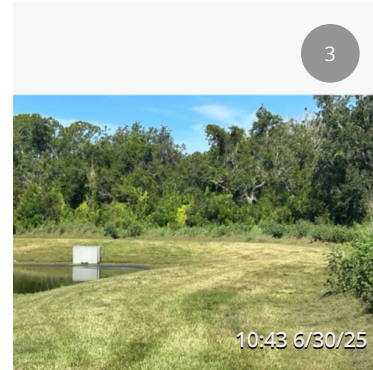
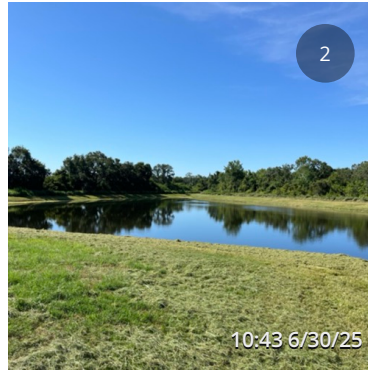
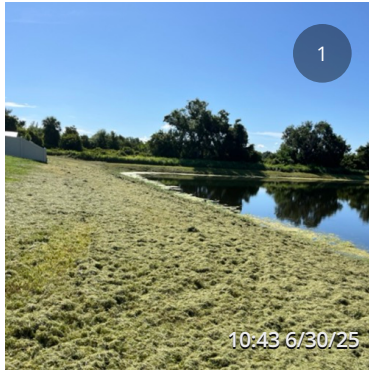
ITEM 16 - POND 4

Due By: Friday, June 27, 2025

Assigned To: Steadfast

Item Completed: Yes

Pond 4 was serviced on 6/26. Steadfast had missed pond due to new Forman. Site map has been given to Account manager on 6/23 to review with maintenance team.

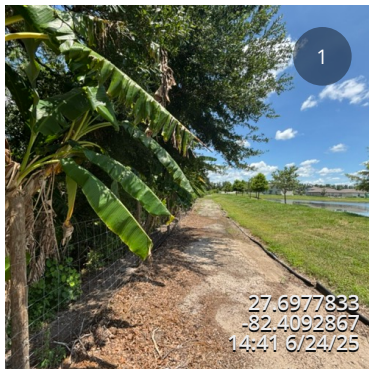


ITEM 17 - COLDING DRIVE WALKING PATH

Due By: Thursday, July 3, 2025

Assigned To: Steadfast

- 1). Maintain encroachment along fence.
- 2). Spray pathway during each service.
- 3). Keep drain discharge for pond 8 clear of overgrowth.



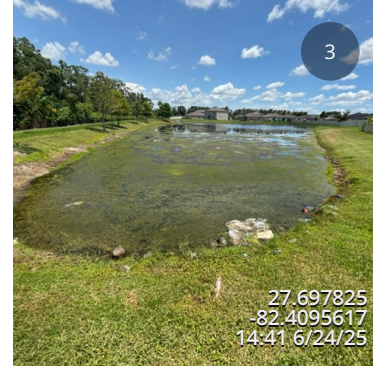
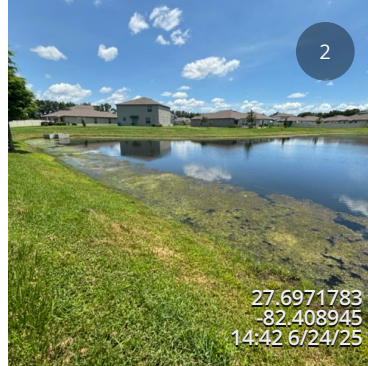
ITEM 18 - POND 8

Due By: Friday, June 27, 2025

Assigned To: Sitex Aquatics

Item Completed: Yes

Pond 8 has algae forming and trash collecting on the water's edge.



ITEM 19 - POND 9

Due By: Thursday, July 3, 2025

Assigned To: Steadfast

Maintain easement to pond 9 from Colding and Fan Aloe Way.



ITEM 20

Due By: Friday, June 27, 2025

Assigned To: Sitex Aquatics

Item Completed: Yes

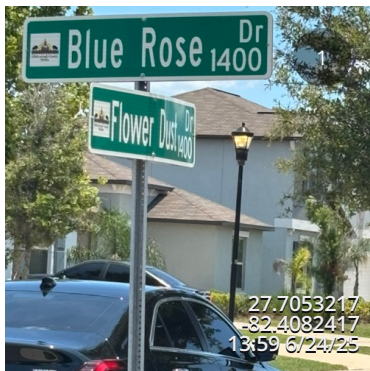
Remove trash and debris



ITEM 21 - FLOWER DRIVE & BLUE ROSE

Due By: Thursday, July 3, 2025

Assigned To: Steadfast



ITEM 22 - GOLDEN GLOW

Due By: Friday, June 27, 2025

Assigned To: Steadfast

Item Completed: Yes

Maintain visibility along guard rails and trim back any overgrowth.



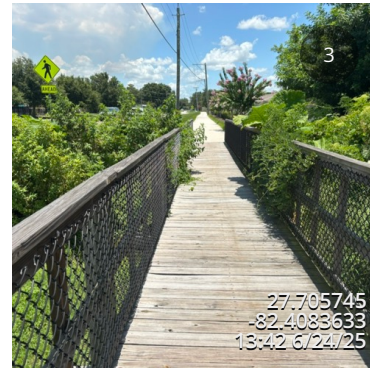
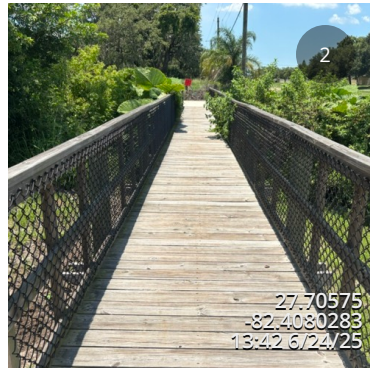
ITEM 23 - 14TH STREET SOUTH E

Due By: Friday, June 27, 2025

Assigned To: Steadfast

Item Completed: Yes

- 1). 14th street SE - maintained
- 2). Walking bridge East end of property 14th street. Maintain trimming overgrowth.





ITEM 24 - SITEX AQUATICS RESPONSES

Due By: Friday, June 27, 2025

Assigned To: Sitex Responses

Item Completed: Yes

Sitex technicians serviced Spencer's creek 6/26. When he was there he treated all ponds. During the summer time the smell of dying algae gets pretty rank from the heat and will go away in a couple days. I've attached a picture below of the 3 construction bags full of trash he picked up while he was there as well.

ITEM 25 - STEADFAST RESPONSES

Due By: Friday, June 27, 2025

Assigned To: Steadfast

Item Completed: Yes

Steadfast serviced all areas on 6/26. Steadfast photos attached.

